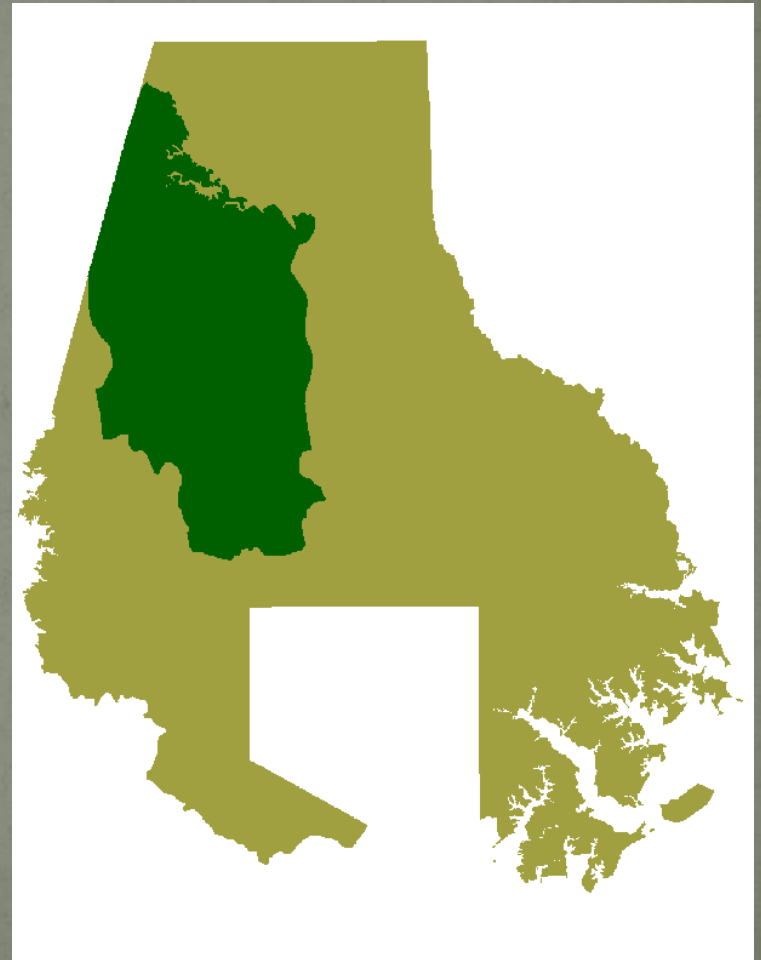


The Valleys Planning Council

Using smart growth, ecology-based planning and
community advocacy to preserve the rural landscape
and natural resources in Baltimore County

Valleys Planning Council (VPC)

- Non-profit corporation
- Established in 1962
- Mission to preserve land, historic character, and rural feel
- 130-square mile territory
- 500 member families
- 40-member board of directors
- Framework for managed growth established in *The Plan for the Valleys*



The Plan for the Valleys



- In 1962, VPC raised \$100,000 to prepare the Plan
- Acclaimed landscape architect Ian McHarg and planner David Wallace led the team
- *A Supplement to the Plan for the Valleys* was prepared in 1989

The Plan for the Valleys

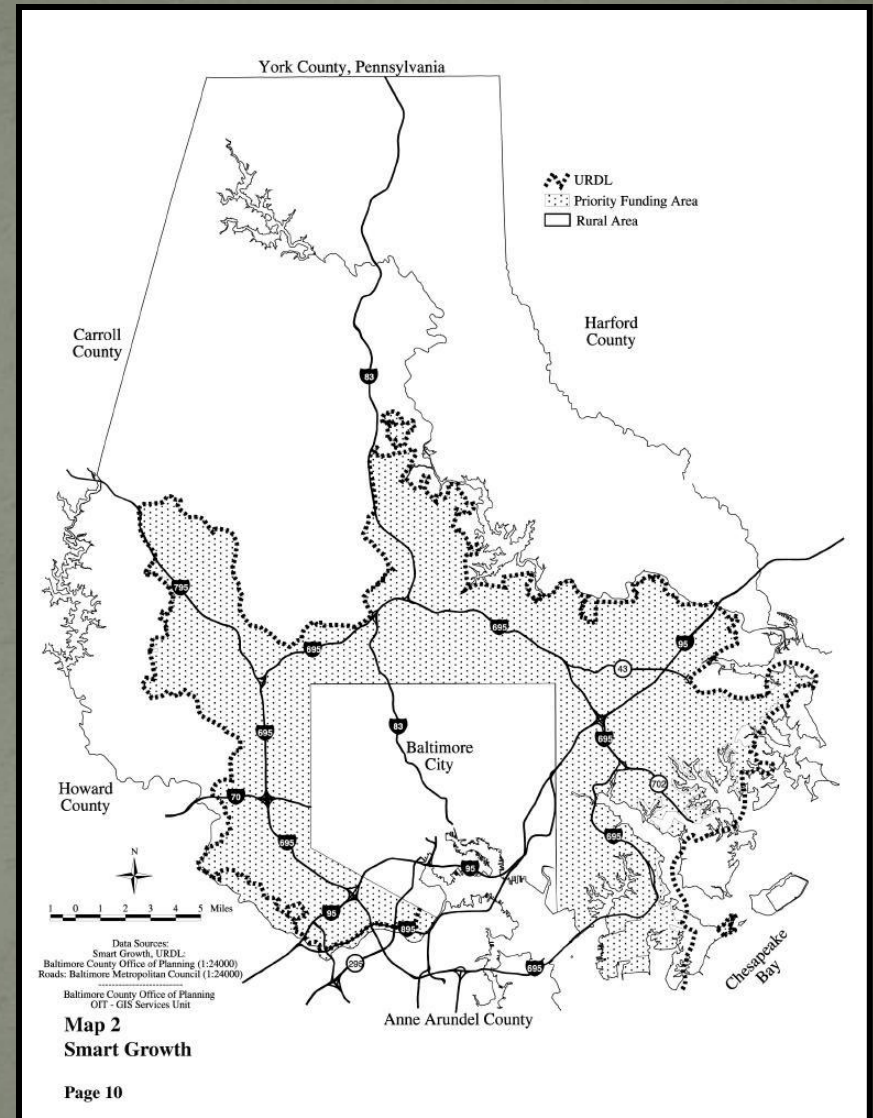


Key tenets:

- Limit public water/sewer service
- Develop conservation zoning
- Limit development on valley floors and steep slopes
- Provide for long-term viability of farming
- Facilitate and promote conservation easements
- Protect streams and aquifers

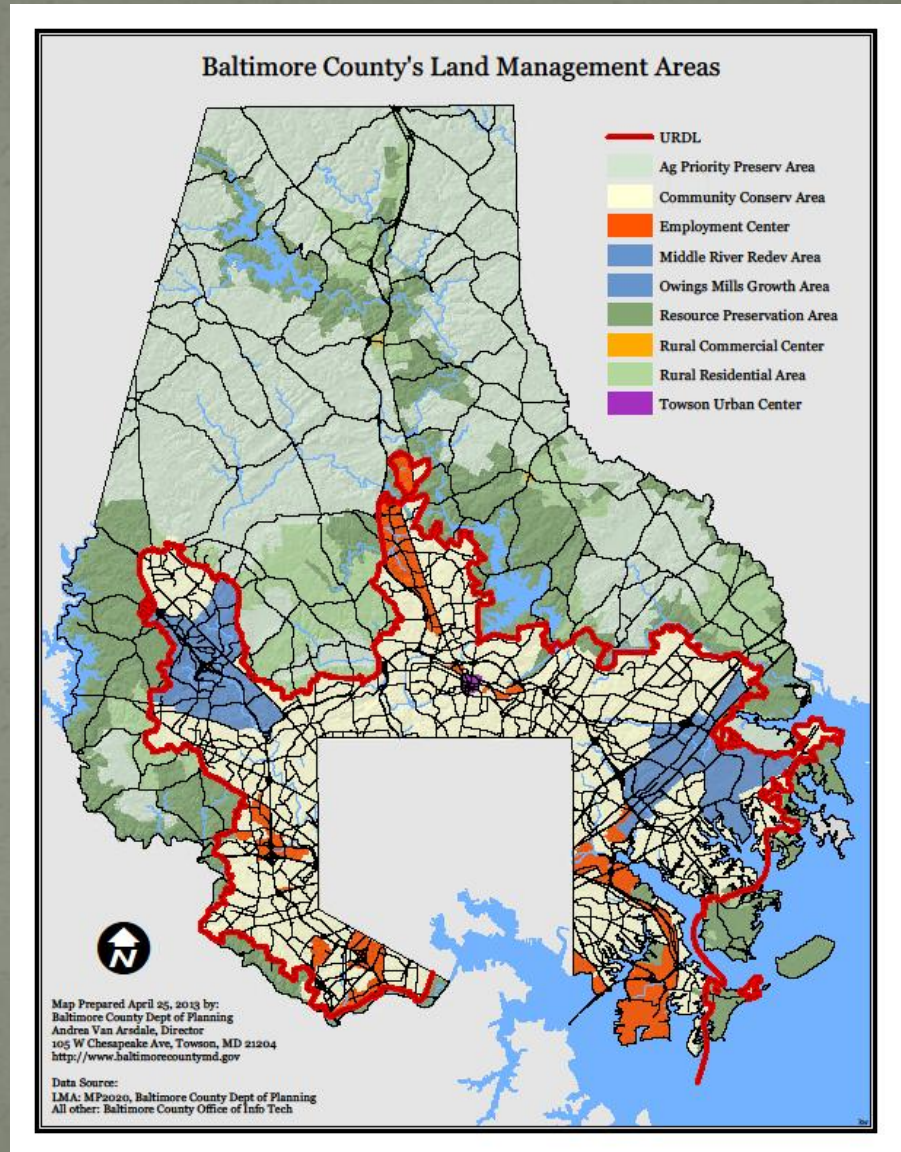
Urban Rural Demarcation Line

- ❖ 90% of the county's population lives inside the URDL on 1/3 of the land
- ❖ The URDL has remained virtually intact since its inception in 1967
- ❖ Baltimore County has no incorporated towns; the urban area is inside the URDL



Conservation Zoning

- ❖ 2/3 of the county has Resource Conservation zoning
- ❖ The majority of the VPC's 130-square-mile territory is RC2



Ongoing Role of the VPC



- Serve as the “eyes and ears” of the valleys
- Insist on proper interpretation and implementation of land use and environmental policies and regulations
- Challenge proposed development or other initiatives that are inconsistent with *The Plan* or existing regulations
- Create or amend policies and regulations to achieve land use goals
- Participate in the quadrennial Comprehensive Zoning Map Process

Tools at our disposal

- URDL
- County Master Plan
 - Water Resources Element
- Master Water and Sewer Plan
- Comprehensive Rezoning
- Review of development plans/proposals
- Regulations
 - Impervious surface coverage limitations
- Conservation easements
- Septic Tiers
- SWAPs
- TMDLs
- State, CBF, 1000 Friends, or other studies/positions

People and Partners

- County Executive/Administration
- Agency Staff
 - State and local (sometimes federal)
- County Council
- Planning Board
- Baltimore County Commission on Environmental Quality
- State legislators
- Community Groups
- Press/media
- Developers (planners, engineers, attorneys)
- Peoples Counsel and private attorneys

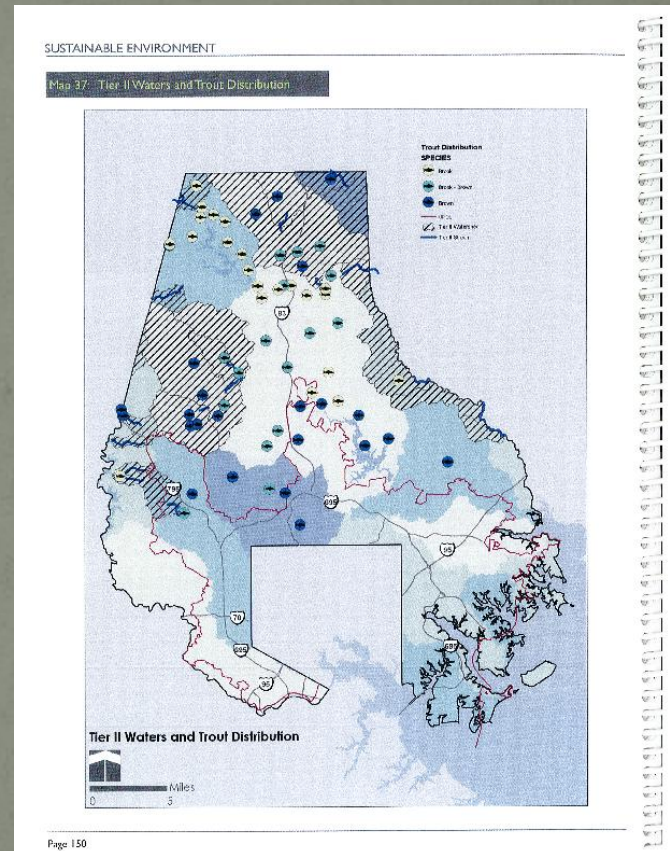
Fisheries Habitat Issues

VPC tends to use these issues when presenting a habitat issue or argument during a land use debate:

- Trout streams
 - Temperature (heated runoff, shade)
 - Existence of Brook trout
- Impervious surface

Fisheries Habitat Issues

Map from Baltimore County Master Plan showing fish habitat



Fisheries Habitat Issues

Many of Baltimore County's Resource Conservation Zones have impervious surface coverage limits, but because they are based on a percentage and many properties are quite large, the limitations are not always adequate

RC2 (Ag priority preservation)	No impervious surface limits
RC3 (Defferal of planning)	No impervious surface limits
RC4 (Watershed protection)	10% impervious surface cap
RCC (Rural commercial)	20% impervious surface cap
RC5 (Rural residential)	15% cap on building coverage only
RC6 (Rural conservation and res.)	10% impervious surface cap (special exception for churches)
RC7 (Resource preservation)	10% impervious surface cap
RC8 (Environmental enhancement)	5% impervious surface cap
RC20 (Critical Area)	subject to Critical Area law
RC50 (Critical Area agriculture)	subject to Critical Area law